169.0	0009	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	780,900 / 780,900
					USE VALUE:	780,900 / 780,900
					ASSESSED:	780,900 / 780,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		DOW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MC GRATH BRYAN
Owner 2:	
Owner 3:	
Street 1:	24 DOW AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MC GRATH BRYAN & SANDRA -
Owner 2:	-
Street 1:	24 DOW AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .172 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Vinyl Exterior and 1116 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7500.000	329,400		451,500	780,900
Total Card	0.172	329,400		451,500	780,900
Total Parcel	0.172	329,400		451,500	780,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 699.73 /Parcel: 699.73

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 112345
GIS Ref
GIS Ref
Insp Date 04/09/14

!13105!

PREVIOUS ASSESSMENT

Parcel ID 169.0-0009-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,400	0	7,500.	451,500	780,900		Year end	12/23/2021
2021	101	FV	319,400	0	7,500.	451,500	770,900		Year End Roll	12/10/2020
2020	101	FV	319,500	0	7,500.	451,500	771,000	771,000	Year End Roll	12/18/2019
2019	101	FV	243,300	0	7,500.	451,500	694,800	694,800	Year End Roll	1/3/2019
2018	101	FV	243,300	0	7,500.	380,600	623,900	623,900	Year End Roll	12/20/2017
2017	101	FV	243,300	0	7,500.	348,300	591,600	591,600	Year End Roll	1/3/2017
2016	101	FV	243,300	0	7,500.	296,700	540,000	540,000	Year End	1/4/2016
2015	101	FV	237,300	0	7,500.	258,000	495,300	495,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	16:10:34

LAST REV

Date	Time
10/16/15	10:18:08
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 13105

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MC GRATH BRYAN	1478-87		9/2/2015	Convenience	10	No	No		
	1048-126		9/1/1988		161,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/19/2005	296	Renovate	79,797			G6	GR FY06	rem roof & rebuild

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2014	Measured	PC	PHIL C
10/16/2008	Meas/Inspect	163	PATRIOT
4/18/2006	Permit Visit	BR	B Rossignol
11/2/2005	Fieldrev-Chg	BR	B Rossignol
11/14/2000	Hearing Chag	201	PATRIOT
2/12/2000	Inspected	263	PATRIOT
12/15/1999	Measured	243	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	112345
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	7									451,500						451,500	

Total AC/HA:	0.17218	Total SF/SM:	7500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	451,500	Spl Credit		Total:	451,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	50	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:		5.0	%
Override:			%
	Total:	22.67	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24021924
Const Adj.:	0.98990101
Adj $ / SQ:	159.600
Other Features:	67584
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	425986
Depreciation:	96571
Depreciated Total:	329415

COMMENTS

WALK UP ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	4	BRs:	1	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	2000
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	
Totals			
1	4	1	

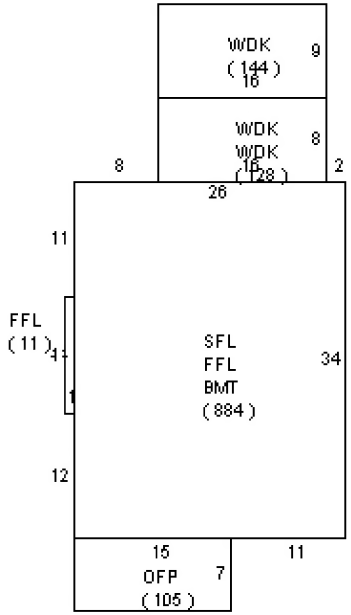
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	193.12
Special Features:	0	Val/Su Net:	103.98
Final Total:	329400	Val/Su SzAd	185.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	895	159.600	142,842
BMT	Basement	884	56.860	50,262
SFL	Second Floor	884	95.760	84,652
WDK	Deck	400	8.410	3,366
OFP	Open Porch	105	31.890	3,348

Net Sketched Area:	3,168	Total:	284,470
Size Ad	1779	Gross Area	3168	FinArea	1116
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	C	
SFL	100	UNF	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

169.0-0009-0009.0

IMAGE

AssessPro Patriot Properties, Inc